011.0	0006	0003.0	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,775,400 / 2,775,400
					USE VALUE:	2,775,400 / 2,775,400
					ASSESSED:	2,775,400 / 2,775,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THE BOSTON CHURCH OF CHRIST
Owner 2:	
Owner 3:	
Street 1:	214 CONCORD AVE
Street 2:	
Twn/City:	FRAMINGHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	01702 Type:

PREVIOUS OWNER

Owner 1:	PLEASANT STREET -
Owner 2:	CONGREGATIONAL CHURCH -
Street 1:	75 PLEASANT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 25,979 Sq. Ft. of land mainly classified as Church with a Church/Syn. Building built about 1900, having primarily Clapboard Exterior and 21154 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
960	25979.000	1,606,300		1,169,100	2,775,400
Total Card	0.596	1,606,300		1,169,100	2,775,400
Total Parcel	0.596	1,606,300		1,169,100	2,775,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 131.20 | /Parcel: 131.2

Legal Description

User Acct 9154

GIS Ref

GIS Ref

Insp Date 05/02/00

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 011.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	960	FV	1,605,800	0	25,979.	1,169,100	2,774,900	2,774,900	Year End Roll	12/18/2019
2019	960	FV	1,413,500	0	25,979.	1,234,000	2,647,500	2,647,500	Year End Roll	1/3/2019
2018	960	FV	1,413,500	0	25,979.	909,300	2,322,800	2,322,800	Year End Roll	12/20/2017
2017	960	FV	1,413,500	0	25,979.	870,300	2,283,800	2,283,800	Year End Roll	1/3/2017
2016	906	FV	1,413,500	0	25,979.	805,300	2,218,800	2,218,800	Year End	1/4/2016
2015	906	FV	1,221,300	0	25,979.	675,500	1,896,800	1,896,800	Year End Roll	12/11/2014
2014	906	FV	1,102,500	0	25,979.	659,900	1,762,400	1,762,400	Year End Roll	12/16/2013
2013	906	FV	1,102,500	0	25,979.	457,200	1,559,700	1,559,700		12/13/2012

!1033!

PRINT

Date	Time
12/10/20	16:42:46

LAST REV

Date	Time
01/18/18	18:12:39

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1033

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PLEASANT STREET	60513-170		11/19/2012	Involv Chari	1,000,000	No	No		
	NON-E		1/1/1901		1	No	No		N

USER DEFINED

Prior Id # 1:	9154
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2017	1627	Manual	15,000	C				
10/3/2014	1306	Heat App	60,000					
10/2/2013	1459	Renovate	2,064,000	C				
8/8/2013	1198	Manual	145,000	C				
11/18/2003	122	Sign	2,900					
4/8/2002	213	Alterati	75,000	C				INSTALL ANTENNA
6/26/2001	543	Alterati	75,000	C				INSTALL ANTENNAS
4/15/1999	203	Manual	93,000					REROOF/REPAIR BLDG
2/12/1997	63	Manual	4,000					REROOF
4/24/1996	150		53,000					33 FT ELEVATOR SHA

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
1/27/2014	Info Fm Prmt	EMK	Ellen K
5/2/2000	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
960	Church		25979		Sq. Ft.	Site		0	90.	0.50	10									1,169,055						1,169,100	

Total AC/HA: 0.59640 | Total SF/SM: 25979 | Parcel LUC: 960 Church | Prime NB Desc: ARLINGTON | Total: 1,169,055 | Spl Credit | Total: 1,169,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	7 - Brick	45	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	24		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.87975121
Const Adj.:	1.12463760
Adj $ / SQ:	123.675
Other Features:	0
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2230920
Depreciation:	624658
Depreciated Total:	1606262

COMMENTS

CONGREGATIONAL CHURCH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	

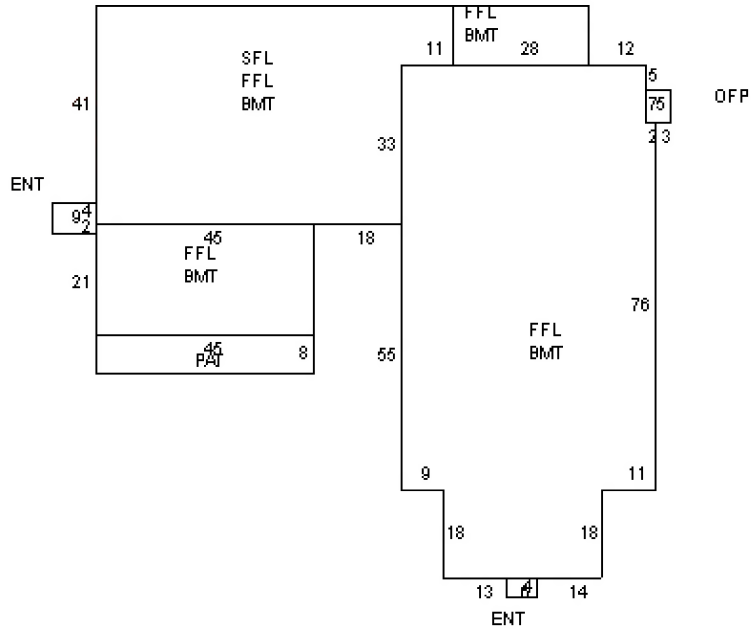
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	9,572	70.490	674,777
FFL	First Floor	9,572	123.680	1,183,819
SFL	Second Floor	2,967	123.680	366,944
PAT	Patio	360	3.700	1,333
ENT	ENTRY	78	29.690	2,316
OFP	Open Porch	35	49.480	1,732

Net Sketched Area:	22,584	Total:	2,230,921
Size Ad	12539	Gross Are	22584	FinArea	21154
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	90	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	123.68
Special Features:	0	Val/Su Net:	71.13
Final Total:	1606300	Val/Su SzAd	128.10

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

011.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	